#### WaterVue at Longwood Apartments Out Parcel

1046 Highway 17-92 S Longwood, FL 32750

### Commercial Real Estate Services Licensed Real Estate Broker

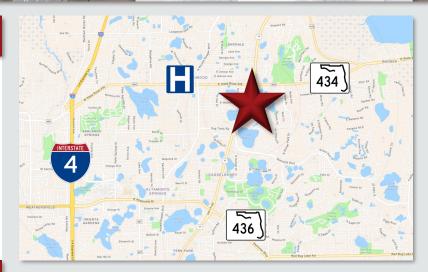
# LOCATION DETAILS

Conveniently located on US Highway 17-92, less than a quarter mile south of State Road 434, with an average daily traffic count of 55,500 cars per day. Adjacent to WaterVue at Longwood Apartments featuring 130 units. Surrounded by residential with Lyman High School, Orlando Health South Seminole Hospital, and multiple retailers nearby. Less than 4 miles from I-4 and State Road 436.

### PROPERTY DETAILS

- ±0.56 Acre out parcel additional half acre at corner is also available
- ±150' Frontage on S US Hwy 17-92 with high visibility and traffic counts
- Commercial zoning and FLU with the City of Longwood allows for many uses
- Leveled and mostly cleared with shared entrance and retention improvements in place

# Sale Price: \$500,000



2023 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	10,440	75,318	212,383
Average HH Income	\$69,917	\$87,836	\$99,440
Median HH Income	\$54,238	\$63,567	\$68,192

#### CONTACT FOR MORE INFORMATION

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WILDMERE AVE